PI2-20120015736-2

RESOLUTION OF THE BOARD OF DIRECTORS OF SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC REGARDING PAYMENT PLAN GUIDELINES

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

Pursuant to Section 209.0062, Texas Property Code, SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC, acting through its Board of Directors, has adopted the following reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments for delinquent regular or special assessments or other amounts owed to the Association, to-wit:

1. All payment plans must be in writing, signed by one or more owners of the property associated with the delinquent balance, approved by the signature of the President of the Association or the Association Manager, and provide that the owner shall pay future assessments when due, in addition to any arrearage payment due under a payment plan.

2. To be qualified for a payment plan an owner must not have failed to honor the terms of two previous payment plans in the two years prior to a request for a new payment plan.

3. No monetary penalties shall accrue on balances while a payment plan is in effect, but reasonable costs associated with administering the plan and interest shall continue to accrue.

4. Any qualified owner who owes a delinquent balance of $200.00 or less shall be allowed, without deliberation by the Board, to pay that balance in four equal consecutive monthly installments, with the first payment due within the first thirty day period following of the approval of the payment plan.

5. Any qualified owner who owes a delinquent balance of more than $200.00 shall be allowed, without deliberation by the Board, to pay that balance by paying twenty-five percent of the balance during the first thirty day period following of the approval of the payment plan, with the remaining delinquent balance to be paid in six equal consecutive monthly installments.

6. Any owner may submit a request for a payment plan that does not meet the foregoing guidelines, along with whatever information they wish the Board to consider, and the Board may approve or disapprove such payment plan, in its sole discretion; and,

7. If an owner who is not qualified to receive a payment plan asks for a payment plan, the Board shall be entitled to approve or disapprove a payment plan, in its sole discretion.

By their signatures below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed this 19th day of Jan, 2012

SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC.

By: _____
Dick Zucker
President,
SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC.

ATTEST:

By: _____
John Zirkle
Member,
SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF BEXAR §

I hereby certify that the forgoing instrument was acknowledge before me, the undersigned Notary, by Dick Zucker, President, SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC. on the date of execution set forth above.

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

MARY SCHWOPE
Notary Public, State of Texas
My Commission Expires
September 03, 2014

I hereby certify that the forgoing instrument was acknowledge before me, the undersigned Notary, by John Zirkle, Member, SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC on the date of execution set forth above.

_____
Notary Public, State of Texas

Doc# 20120015736 Fees: $20.00
01/27/2012 3:28PM # Pages 2
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

AFTER RECORDING RETURN TO:
SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC
7613 Tezel Road
San Antonio, Texas 78250

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 27 2012

COUNTY CLERK BEXAR COUNTY, TEXAS